



WASHOE COUNTY

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Finance DU
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Risk Mgt. N/A
HR N/A
Other N/A

STAFF REPORT

BOARD MEETING DATE: December 9, 2014

DATE: November 20, 2014
TO: Board of County Commissioners
FROM: Trevor Lloyd, Senior Planner, Planning and Development
Community Services Department, 328-3620, tlloyd@washoecounty.us
THROUGH: William H. Whitney, Division Director, Planning and Development
Community Services Department, 328-3617, bwhitney@washoecounty.us
SUBJECT: Public hearing and possible adoption of Regulatory Zone Amendment Case Number RZA14-004 (Autumn Trails) - To amend the Regulatory Zone designation on ± 6 acres of a ± 47.6 acre parcel from a regulatory zone of Low Density Suburban (LDS) to Medium Density Suburban (MDS), to affirm the findings of fact of the Washoe County Planning Commission, to adopt Spanish Springs Regulatory Zone Map as included at Exhibit A to the staff report and to direct the Director of the Planning and Development Division to sign and certify the amended Spanish Springs Regulatory Zone Map. (APN: 534-420-08).

And if approved,

Authorize the Chair to sign a Resolution to adopt the amendment to the Spanish Springs Regulatory Zone Amendment Case Number RZA14-004. (Commission District 4.)

SUMMARY

This is a request to rezone 6 acres of a ± 47.6 acre parcel from Low Density Suburban (LDS) to Medium Density Suburban (MDS) in order to create an overall density of 43 dwelling units within the 47.6 acre property. The required noticing for the Board of County Commission meeting has been provided in accordance with the provisions of the Washoe County Development Code, Section 110.821.20 and NRS 278.260.

Washoe County Strategic Objective supported by this item: Safe, secure and healthy communities.

PREVIOUS ACTION

On November 13, 2014, the Washoe County Planning Commission heard the Regulatory Zone Amendment request and recommended adoption. The Planning Commission supported the recommendation to adopt by a vote of five in favor, none opposed and two absent.

On September 10, 2014, the Spanish Springs Citizen Advisory Board heard the proposed Regulatory Zone Amendment and the CAB unanimously recommended approval of the request.

AGENDA ITEM # 29

BACKGROUND

Pinnacle Land Holdings, LLC, is asking to amend the Spanish Springs regulatory zone map to change 6 acres from Low Density Suburban (LDS – 1 dwelling unit per acre) to Medium Density Suburban (MDS – 3 dwelling units per acre) on a ±47 acre parcel. The net increase resulting from the proposed regulatory zone amendment includes 12 additional dwelling units throughout the ±47 acre parcel. The property is currently undeveloped with a regulatory zone of Low Density Suburban (LDS) within the Spanish Springs Suburban Character Management Area. The LDS regulatory zone allows for one dwelling unit per acre. Nearly all of the surrounding properties are developed with residential uses with low density suburban (LDS) regulatory zone. The subject property is one of the final undeveloped parcels in the suburban residential community north of La Posada Drive.

The proposed amendment to MDS is a suburban residential zone which is consistent with the adopted Suburban Residential (SR) master plan category for the property. Furthermore, the request is consistent with all goals and policies of the Spanish Springs Area Plan. The proposed amendment is in keeping with the Spanish Springs Vision and Character Statements. This amendment will represent a slight density intensification (by 12 dwelling units) over what was originally approved for this area, however policy SS.1.2 of the Spanish Springs Area Plan anticipated some intensification to the residential density within the area plan when the plan was adopted. The property is located within the Suburban Character Management Area (SCMA) which is the designated growth area in the Spanish Springs Planning Area according to the Spanish Springs Character Management Statement.

FISCAL IMPACT

No fiscal impact.

RECOMMENDATION

It is recommended that the Board of County Commissioners affirm the findings of the Planning Commission (listed below) and adopt Regulatory Zone Amendment Case Number RZA14-004 (Autumn Trails) - To amend the Regulatory Zone designation on ±6 acres of a ±47.6 acre parcel from a regulatory zone of Low Density Suburban (LDS) to Medium Density Suburban (MDS), to affirm the findings of fact of the Washoe County Planning Commission, to adopt Spanish Springs Regulatory Zone Map as included at Exhibit A to the staff report and to direct the Director of the Planning and Development Division to sign and certify the amended Spanish Springs Regulatory Zone Map. It is further recommended that the Board authorize the Chair to sign the attached Resolution to adopt the amendment to the Spanish Springs Regulatory Zone Amendment Case Number RZA14-004.

The justification for the findings can be found in the attached Planning Commission staff report. The Planning Commission made the following findings:

1. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and the Regulatory Zone Map.
2. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.

3. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment.
5. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.
6. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.
7. The proposed amendment will not affect the location, purpose and mission of a military installation.

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be:

"Move to affirm the findings of the Planning Commission and adopt Regulatory Zone Amendment Case Number RZA14-004 (Autumn Trails) - To amend the Regulatory Zone designation on ±6 acres of a ±47.6 acre parcel from a regulatory zone of Low Density Suburban (LDS) to Medium Density Suburban (MDS), to affirm the findings of fact of the Washoe County Planning Commission, to adopt Spanish Springs Regulatory Zone Map as included at Exhibit A to the staff report and to direct the Director of the Planning and Development Division to sign and certify the amended Spanish Springs Regulatory Zone Map. I further move to authorize the Chair to sign the attached Resolution to adopt the amendment to the Spanish Springs Regulatory Zone Amendment Case Number RZA14-004."

Attachments: A – Resolution

B – Spanish Springs Area Plan Regulatory Zone map

C – Planning Commission Staff Report for RZA14-004

cc.

Attachment A



WASHOE COUNTY COMMISSION

1001 E. 9th Street
P.O. Box 11130
Reno, Nevada 89520
(775) 328-2005

**RESOLUTION
ADOPTING THE AMENDMENT TO THE SPANISH SPRINGS REGULATORY ZONE MAP
(RZA14-004 – Autumn Trails)**

WHEREAS,

- A. Pinnacle Land Holdings, LLC., applied to the Washoe County Planning Commission to amend the regulatory zone on 6 acres of a 47.6 acre parcel of land (APN: 534-420-08) located in the Spanish Springs Area Plan from Low Density Suburban (LDS) to Medium Density Suburban (MDS) as set forth in Exhibit A attached hereto;
- B. On November 13, 2014, the Washoe County Planning Commission held a duly noticed public hearing, determined that it had given reasoned consideration to the information it had received from staff, the applicant and from public comment regarding the proposed Regulatory Zone Amendment, approved the request for adoption; and, in connection therewith, made the following findings as required by Washoe County Development Code Section 110.821.15 and the findings as listed and in accordance with the Spanish Springs Area Plan:
 - 1. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and the Regulatory Zone Map.
 - 2. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
 - 3. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
 - 4. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment.
 - 5. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.
 - 6. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.
 - 7. The proposed amendment will not affect the location, purpose and mission of a military installation.

- C. The amendment to the Spanish Springs Area Plan Regulatory Zone Map was referred to this Board pursuant to WCC 110.821.30 to adopt, adopt with modification or deny the findings of the Planning Commission and adopt such parts thereof as may practicably be applied to the development of the county;
- D. This Board held a duly noticed public hearing on December 9, 2014 to consider adopting the Regulatory Zone Amendment and desires to adopt them as specified in Exhibit A to this Resolution;

NOW THEREFORE BE IT RESOLVED,

1. That this Board of County Commissioners affirms the findings of the Planning Commission and hereby ADOPTS the amendment to the Spanish Springs Area Plan Regulatory Zone Map (Regulatory Zone Amendment Case Number RZA14-004), as provided in the map, and documents attached hereto.

ADOPTED on December 9, 2014, to be effective only as stated above.

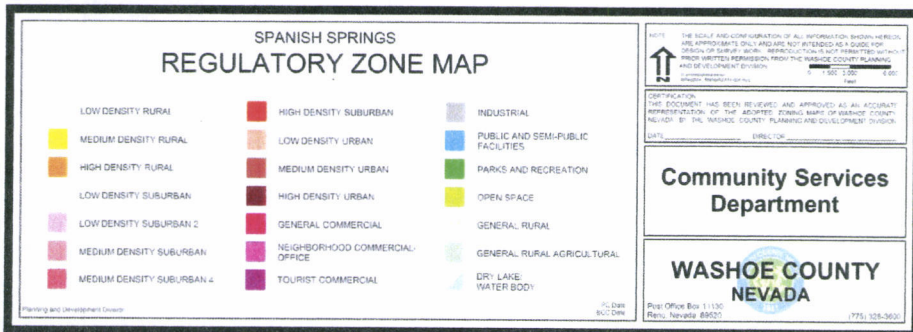
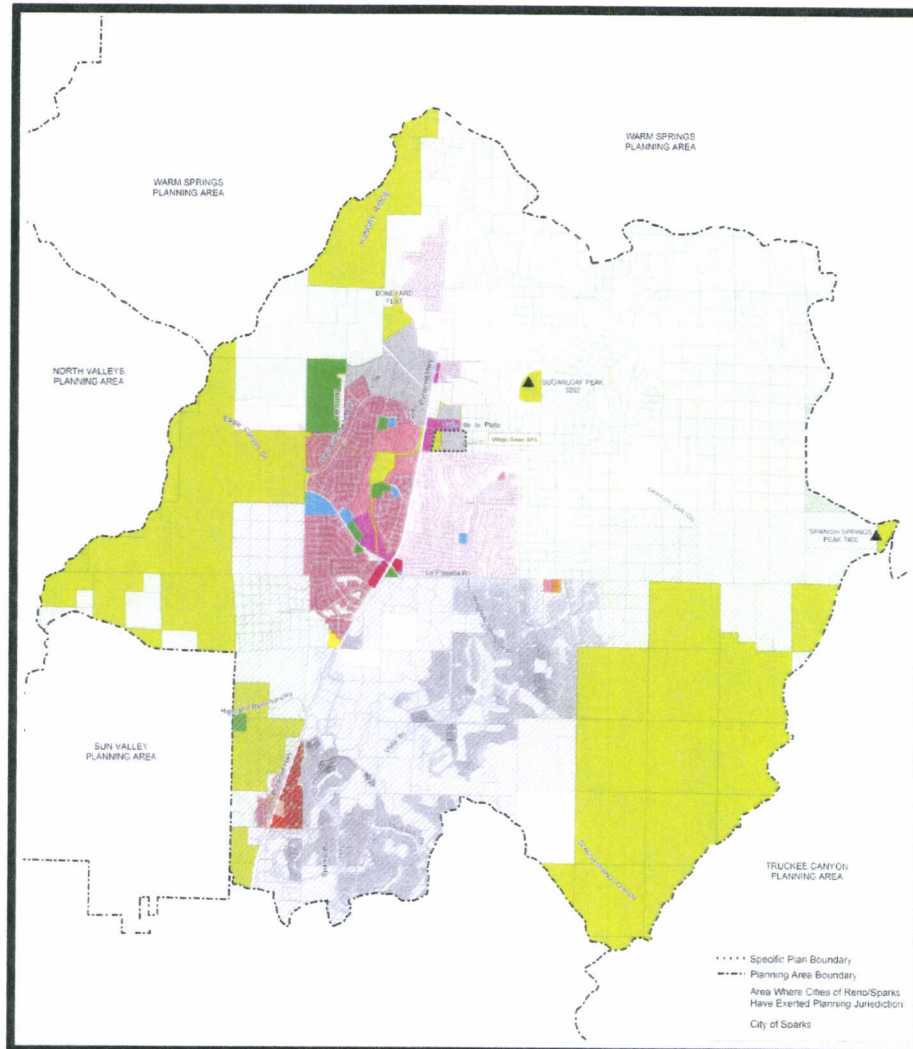
WASHOE COUNTY BOARD OF COUNTY COMMISSIONERS

By: _____
Chairman

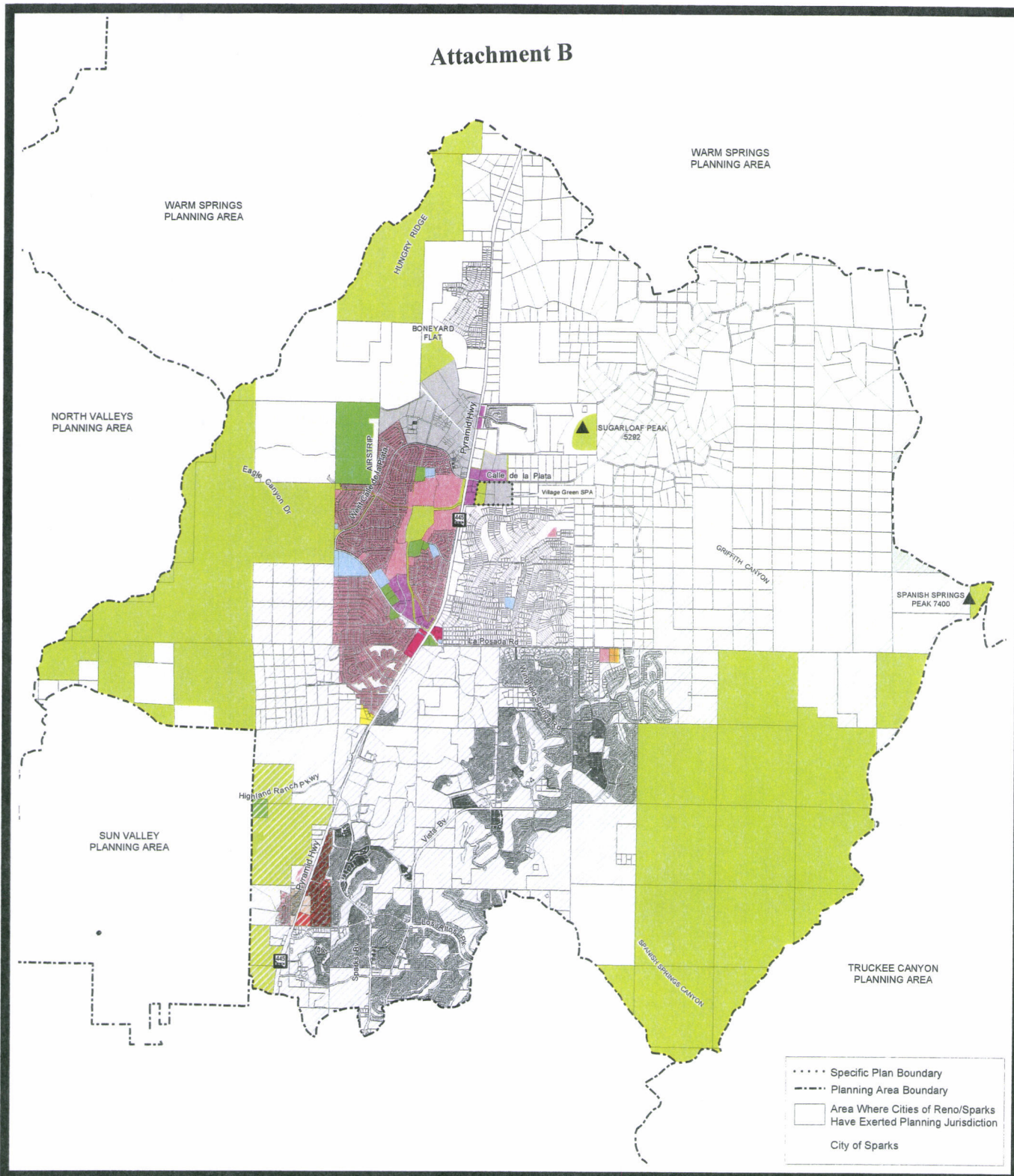
ATTEST:

Nancy Parent, County Clerk

EXHIBIT A FOR RZA14-004 BCC RESOLUTION PROPOSED SPANISH SPRINGS REGULATORY ZONE MAP



Attachment B



SPANISH SPRINGS REGULATORY ZONE MAP

- | | | | | | |
|---|---------------------------|---|---------------------------------|---|-----------------------------------|
|  | LOW DENSITY RURAL |  | HIGH DENSITY SUBURBAN |  | INDUSTRIAL |
|  | MEDIUM DENSITY RURAL |  | LOW DENSITY URBAN |  | PUBLIC AND SEMI-PUBLIC FACILITIES |
|  | HIGH DENSITY RURAL |  | MEDIUM DENSITY URBAN |  | PARKS AND RECREATION |
|  | LOW DENSITY SUBURBAN |  | HIGH DENSITY URBAN |  | OPEN SPACE |
|  | LOW DENSITY SUBURBAN 2 |  | GENERAL COMMERCIAL |  | GENERAL RURAL |
|  | MEDIUM DENSITY SUBURBAN |  | NEIGHBORHOOD COMMERCIAL/ OFFICE |  | GENERAL RURAL AGRICULTURAL |
|  | MEDIUM DENSITY SUBURBAN 4 |  | TOURIST COMMERCIAL |  | DRY LAKE/ WATER BODY |

NOTE THE SCALE AND CONFIGURATION OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A GUIDE FOR DESIGN OR SURVEY WORK. REPRODUCTION IS NOT PERMITTED WITHOUT PRIOR WRITTEN PERMISSION FROM THE WASHOE COUNTY PLANNING AND DEVELOPMENT DIVISION.

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CERTIFICATION:
THIS DOCUMENT HAS BEEN REVIEWED AND APPROVED AS AN ACCURATE
REPRESENTATION OF THE ADOPTED ZONING MAPS OF WASHOE COUNTY,
NEVADA, BY THE WASHOE COUNTY PLANNING AND DEVELOPMENT DIVISION.

DATE _____ DIRECTOR _____

**Community Services
Department**

**WASHOE COUNTY
NEVADA**

Planning and Development Division

PC Date: November 11, 2014
BCC Date: December 9, 2014

Post Office Box 11130
Reno, Nevada 89520

(775) 328-3600



Attachment C

Planning Commission Staff Report

Meeting Date: November 13, 2014 Agenda Item Number: 9B

Subject: Regulatory Zone Amendment Case Number RZA14-004

Applicant: Planning and Development Division

Summary: To re-designate ± 6 acres of a ± 47.6 acre parcel from Low Density Suburban (LDS) to Medium Density Suburban (MDS) zoning.

Recommendation: **Approve, recommend adoption, and authorize Chair to sign the attached resolution**

Prepared by: Trevor Lloyd - Senior Planner
Washoe County Community Services Department
Planning and Development Division

Phone: 775.328.3620

Email: tlloyd@washoecounty.us

Description

Regulatory Zone Amendment Case Number RZA14-004 (Autumn Trail) – To consider recommendation of a proposed amendment to the Regulatory Zone Map and Regulatory Zone within the Spanish Springs Planning Area; and, if approved, forward to the Board of County Commissioners for adoption. The proposed amendment will re-designate ± 6 acres of a ± 47.6 acre parcel from a regulatory zone of Low Density Suburban (LDS) to Medium Density Suburban (MDS). The proposed Regulatory Zone Amendment would increase the total density of the subject ± 47.6 acre parcel by 12 residential dwelling units. To reflect requested changes and to maintain currency of general planning area data, administrative changes are proposed and include a revised map with updated parcel base, and other matters properly relating thereto without prejudice to the final dispensation of the proposed amendments.

- Applicant/Owner: Pinnacle Land Holdings, LLC
- Location: 0 Hayfield Drive
- Assessor's Parcel No: 534-420-08
- Parcel Size: ± 47.608 acres
- Master Plan Category: Suburban Residential (SR)
- Adopted Regulatory Zone: Low Density Suburban (LDS)
- Proposed Regulatory Zone: Medium Density Suburban (MDS)
- Area Plan: Spanish Springs
- Citizen Advisory Board: Spanish Springs

- **Development Code:** Authorized in Article 821, Amendment of Regulatory Zone and Article 608, Subdivision Regulations
- **Commission District:** 4 – Commissioner Hartung
- **Section/Township/Range:** Within Section 25, T21N, R20E, MDM
Washoe County, NV

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Explanation and Processing of a Regulatory Zone Amendment

The following explains a Regulatory Zone Amendment, including its purpose and the review and evaluation process involved for an application with such a request. The analysis of the subject proposal can be found on page 7.

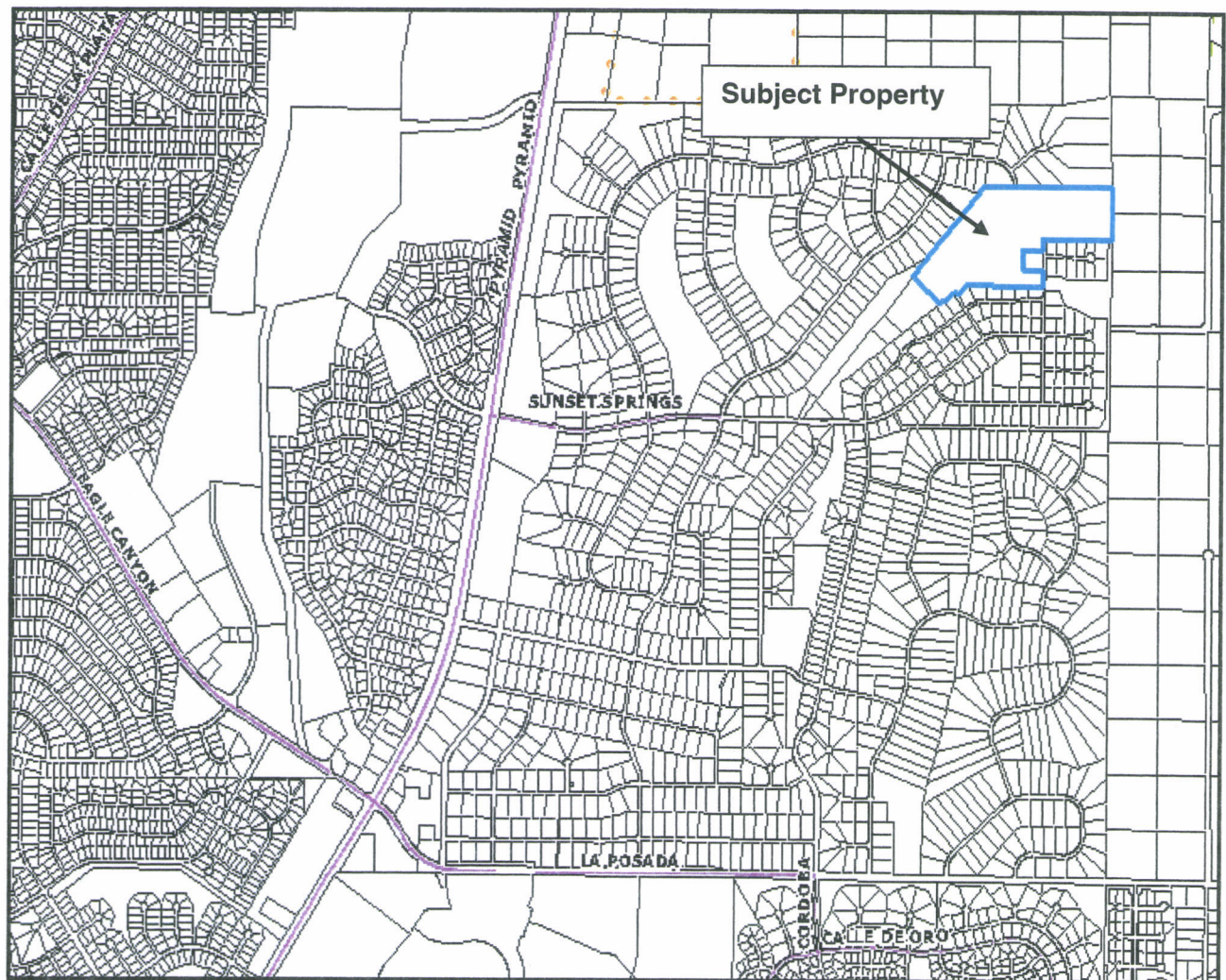
The purpose of a Regulatory Zone Amendment (RZA) is to provide a method for amending the Regulatory Zone Maps of Washoe County. The Regulatory Zone Maps depict the Regulatory Zones (i.e. zoning) adopted for each property within the unincorporated area of Washoe County. The Regulatory Zones establish the uses and development standards applied to each property.

Regulatory zones are designed to implement and be consistent with the Master Plan by ensuring that the stability and character of the community will be preserved for those who live and work in the unincorporated areas of the County. A Regulatory Zone cannot be changed if it conflicts with the objectives or policies of the Master Plan, including area plans that further define policies for specific communities. The Master Plan is the blueprint for development within the unincorporated County. Pursuant to NRS 278, any action of the County relating to zoning must conform to the Washoe County Master Plan.

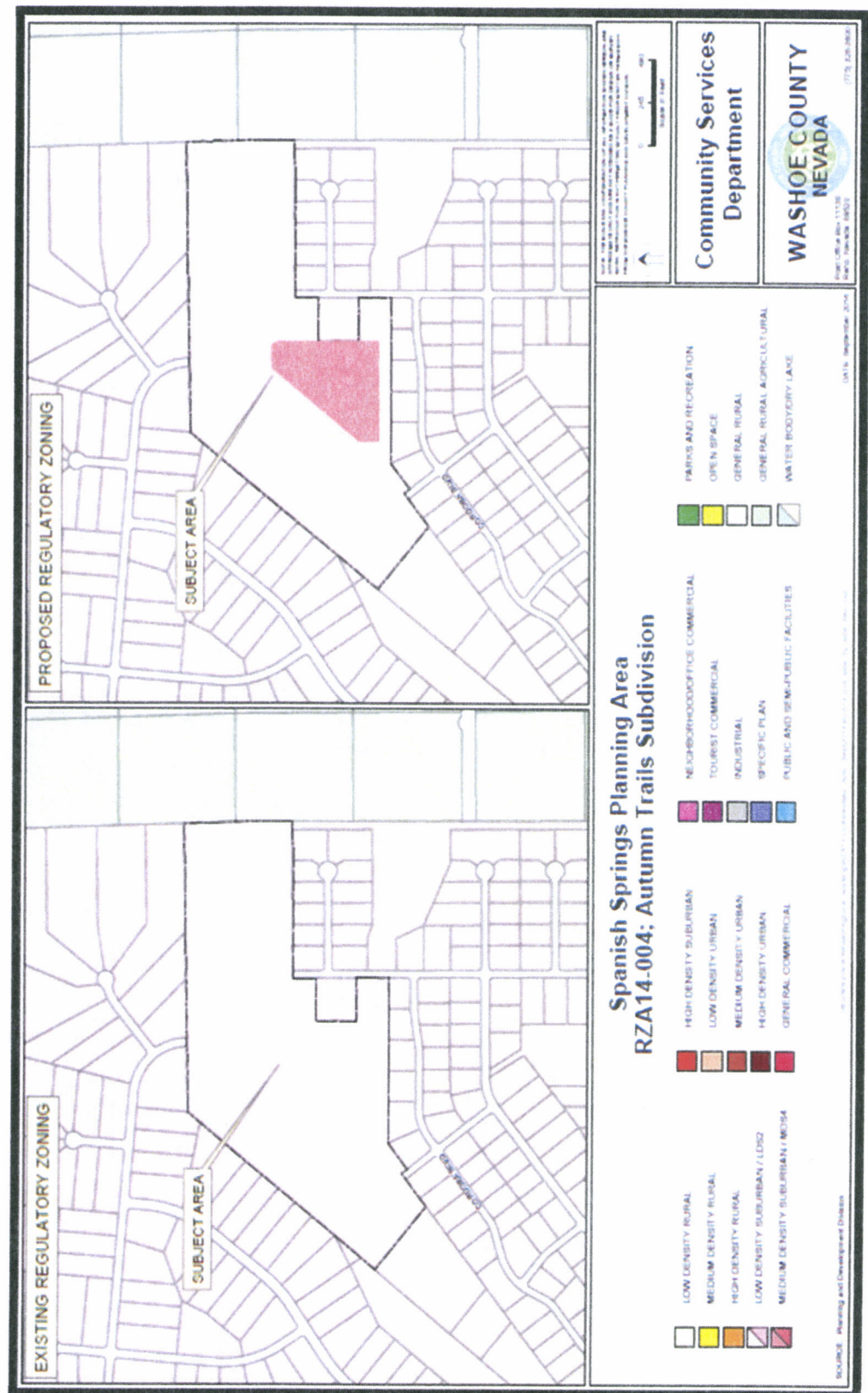
Evaluation of the proposed Regulatory Zone Amendment involves review for compliance with countywide policies found in Volume One of the Washoe County Master Plan and applicable area plan policies found in Volume Two of the Washoe County Master Plan. If the subject parcel(s) is within a Specific Plan, Joint Plan or Community Plan found in Volume Three of the Master Plan, then supplemental review shall be required to ensure compliance with the applicable plan. Additionally, the analysis includes review of the proposed amendment against the findings found in Article 821, Amendment of Regulatory Zone, of the Washoe County Development Code and any findings as set forth in the appropriate Area Plan.

Requests to change a Regulatory Zone affecting a parcel of land or a portion of a parcel are processed under Article 821, Amendment of Regulatory Zone, of the Washoe County Development Code. Rezoning or reclassification of a lot or parcel from one Regulatory Zone to another requires action by both the Planning Commission and the Board of County Commissioners.

The Planning Commission may deny a Regulatory Zone Amendment or it may recommend approval or modification of an amendment to the Board of County Commissioners. Upon an affirmative recommendation by the Planning Commission, the Board of County Commissioners is required to hold a public hearing which must be noticed pursuant to Section 110.821.20 of the Washoe County Development Code. Final action is taken by the Board of County Commissioners who may adopt, adopt with modifications, or deny the proposed amendment.



Vicinity Map



Existing and Proposed Regulatory Zone Maps

ANALYSIS

Current Conditions

The property is currently undeveloped with a Regulatory Zone of Low Density Suburban (LDS) within the Spanish Springs Suburban Character Management Area. The LDS Regulatory Zone allows for one dwelling unit per acre. Nearly all of the surrounding properties are developed with residential uses at one dwelling unit per acre. The subject property is one of the final undeveloped parcels in the suburban residential community north of La Posada Drive.

Change of Conditions

The subject property is a remainder parcel of a previously approved tentative subdivision map (Autumn Trails) which originally allowed for a 185-lot subdivision on a 185 acre property. This subdivision has since expired; however, at the time of map expiration all but 31 lots within the subdivision had been recorded which resulted in a “stripping” of the allowed one unit per acre density from the remaining undeveloped ±47 acre property. The proposed Regulatory Zone Amendment will change the regulatory zoning on ±6 acres of the undeveloped property from Low Density Suburban (LDS) to Medium Density Suburban (MDS) which will allow the applicant to develop the ±47 acre property to an overall density of 43 dwelling units which is slightly less than one dwelling unit per acre for the entire property.

Consistency with Master Plan and Regulatory Zone Map

The proposed amendment to MDS is a suburban residential zone which is consistent with the adopted Suburban Residential (SR) master plan category for the property. Furthermore, the request is consistent with all goals and policies of the Spanish Springs Area Plan. Additionally, the proposed amendment is in keeping with the Spanish Springs Vision and Character Statements. This amendment will represent a slight density intensification (by 12 dwelling units) over what was originally approved for this area, however policy SS.1.2 of the Spanish Springs Area Plan anticipated some intensification to the residential density within the area plan when the plan was adopted. The property is located within the Suburban Character Management Area (SCMA) which is the designated growth area in the Spanish Springs Planning Area according to the Spanish Springs Character Management Statement.

Desired Pattern of Growth

The proposed amendment promotes the desired pattern of growth in Washoe County. The applicant is asking to develop 43 dwelling units on 47 acres of property that is currently zoned for one dwelling unit per acre.

Compatible Land Uses

In determining compatibility with surrounding land uses, staff reviewed the Land Use Compatibility Matrix with the proposed Regulatory Zone. The compatibility matrix is found in

the Land Use and Transportation Element in Volume One of the Washoe County Master Plan. The compatibility between the proposed and existing adjacent Regulatory Zones is captured in the table below.

**Compatibility Rating of
Proposed Regulatory Zone with
Existing Regulatory Zones on Adjacent Parcels**

Proposed Regulatory Zone	Existing Adjacent Regulatory Zone	Compatibility Rating
NORTH OF SUBJECT PROPERTY		
MDS	Low Density Suburban (LDS)	High
SOUTH OF SUBJECT PROPERTY		
MDS	Low Density Suburban (LDS)	High
EAST OF SUBJECT PROPERTY		
MDS	General Rural (GR)	Medium
WEST OF SUBJECT PROPERTY		
MDS	Low Density Suburban (LDS)	High

High Compatibility:	Little or no screening or buffering necessary
Medium Compatibility:	Some screening and buffering necessary
Low Compatibility:	Significant screening and buffering necessary

Availability of Facilities/Services

Water

The subject property is located within the Truckee Meadows Services Area of the Truckee Meadows Regional Plan. Additionally, the property is adjacent to the Utilities Inc., of Nevada (UIN) water service area but within Washoe County Service area. There are sufficient wholesale Truckee River water resources available in the open market or through TMWA to meet the increase in water demand resulting from this amendment. Additional on-site/offsite infrastructure may be necessary.

Wastewater/Sanitary Sewer

The subject property is located within the Washoe County sewer service area. It is not anticipated that the proposed density increase will adversely affect any of Washoe County's sewer service infrastructure.

Schools

The Washoe County School District has reviewed the proposed request and has estimated that the proposed intensification will generate seven additional students. The breakdown of the students would include four additional elementary school students, one additional middle school student and two additional high school students. The addition of these students will not put any of the existing schools with their portable units over capacity. The Washoe County School District offered the following current enrollments and capacities for the three public schools affected by the proposed amendment:

Spanish Springs ES (K-6) – Base capacity (w/1 portable unit – 2 classrooms in place) = 776
2013-2014 enrollment = **716**

Shaw MS (7-8) – Base capacity (w/2 portable units – 4 classrooms in place) = 1,115
2013-2014 enrollment = **999**

Spanish Springs HS (9-12) – Base capacity (w/5 portable units in place – 4 classrooms) = 2,403
2013-2014 enrollment = **2,297**

The District is using a total of eight (8) portable classrooms at the three schools that will serve this development. These facilities are intended to be used as temporary measures to accommodate additional students in anticipation the construction of new schools or new additions to existing schools. When the capacity of the permanent school facility is exceeded, there are often space limitations in cafeterias, multi-purpose rooms, computer labs and gymnasiums. Parking, teacher work space and playgrounds/recreational fields are also often compromised to make room for portable classroom units.

Traffic/Roads

Washoe County Engineering and Capital Projects Division has identified one impact to the level of service for the Autumn Trails Regulatory Zone Amendment. From a traffic perspective additional traffic on Sunset Springs Lane may increase the Average Daily Traffic (ADT) to over 2,000 trips per day. Per the Washoe County Development Code, Article 436, Street Design Standards, residential driveways are not allowed on streets which have a ten year ADT that exceeds 2,000. As this development is at the eastern end of Sunset Springs Lane and access is limited to the existing street network, the proposed development may cause Sunset Springs Lane to exceed 2,000 ADT. The volume and number of vehicles begin to impact the level of service, and neighborhood character. Washoe County staff has indicated that the current traffic levels are near capacity for ADT standards, however, there may be an opportunity to improve the current and future situation with conditions that may be imposed on the anticipated Tentative Map following the proposed Regulatory Zone Amendment. The issue raised above is a requirement from the Washoe County Development Code and not a Master Plan policy, and therefore must be addressed/mitigated and resolved at the time of development of the subdivision (i.e., submission of a new or revised tentative map for the property).

Spanish Springs Area Plan Assessment

The proposal supports and complies with the Spanish Springs Area Plan's Character Statement and policies. The proposed amendment supports the following statement from the Character Statement: *Over the next 20 years... the distribution of land uses and the provision of public facilities and infrastructure will preserve and facilitate a community character that merges Spanish Springs' scenic, low-density, rural and western heritage with suburban residential, employment and commercial opportunities.*

Also, the Spanish Springs Area Plan anticipates additional densities within the plan area as specified within policy SS.1.2 which states: *The Policy Growth Level for the Spanish Springs Suburban Character Management Area is 1,500 new residential units of land use capacity. Land use intensifications will not add more than 1,500 new units of Land Use Capacity through 2025. The Washoe County Department of Community Development will be responsible for tracking increasing land use potential to ensure this growth level is not exceeded.* The proposed density increase of 16 residential units does not exceed the 1,500 new residential units of land use capacity.

Development Suitability within the Spanish Springs Area Plan

According to the development suitability map in the Spanish Springs Area Plan, the property is identified as most suitable for development with the exception of a couple of very small areas identified as "potential wetlands".

Citizen Advisory Board (CAB)

The proposed project was presented by the applicant's representative at the regularly scheduled Citizen Advisory Board meeting on September 10, 2014. The attached CAB minutes reflect discussion on the following items:

- A concern was raised regarding the rezoning of the property leading to more rezoning of other properties.
- A question was asked about tying into Bridal Path, with traffic connections.
- A question was asked about the drainage to and from the site and which direction the water will flow. The applicant assured the crowd that water will not flow north toward Bridal Path and there are detention ponds where the water flows.
- A question was asked about who will provide water service. A "will serve" letter from Washoe County Water Resources has been received. (*Truckee Meadows Water Authority will be the service provider*).

Public Notice

Notice for Regulatory Zone amendments must be given in accordance with the provisions of Nevada Revised Statutes 278.260, as amended.

Owners of all real property to be noticed are owners identified on the latest County Assessor's ownership maps and records. Such noticing is complied with when notice is sent to the last known addresses of such real property owners as identified in the latest County Assessor's records. Any person who attends the public hearing is considered to be legally noticed unless those persons can provide evidence that they were not notified according to the provisions of Section 110.821.20 of the Washoe County Development Code.

A minimum of 30 property owners within 750 feet of the area to which the proposed amendment pertains must be noticed by mail at least 10 days before the public hearing date. Notice must also be given in a newspaper of general circulation within Washoe County at least 10 days before the public hearing date.

Noticing for this proposal: Fifty-five property owners within 750 feet of the subject parcel(s) were noticed by mail not less than 10 days before today's public hearing.

Agency Comments

The proposal was submitted to the following agencies for review and comment:

- Washoe County Planning and Development Division
- Washoe County District Health: Environmental Division
- Washoe County District Health: Vector Borne Diseases
- Washoe County Engineering and Capital Projects Division
- Truckee Meadows Fire Protection District
- Regional Transportation Commission
- Washoe County School District
- Sparks Community Services Department

Comments were received from the Washoe County Planning and Development Division, the District Health – Environmental, District Health – Vector Borne Diseases, the Engineering and Capital Projects Division and the Washoe County School District. The following is a summary from each of those agencies which responded to the proposed request:

- Washoe County Planning and Development Division addressed compatibility of the proposed Regulatory Zone Amendment with the Washoe County Master Plan and surrounding uses.

Contact: Trevor Lloyd, 775.328.3620, tlloyd@washoecounty.us

- Washoe County Engineering and Capital Projects Division addressed traffic concerns specifically along Sunset Springs Lane.

Contact: Clara Lawson, 775.328.2040, clawson@washoecounty.us

- Washoe County School District addressed school enrollment and capacities for area public schools.

Contact: Mike Boster, 775.789.3810, mboster@washoeschools.net

- Washoe County District Health – Vector Borne Diseases addressed development standards that promote low impact development (LID), reduction of storm-water runoff and low flow channel drainage designs that will be appropriate at the time of development.

Contact: Jim Shaffer, 775.785.4599, jshaffer@washoecounty.us

- Washoe County Engineering and Capital Projects Division, Water Services addressed the availability of water and sewer needed to serve the additional density.

Contact: Vahid Behmaram, 775.654.4647, vbehmaram@washoecounty.us

Staff Comment on Required Findings

Section 110.821.15 of Article 821, Amendment of Regulatory Zone, within the Washoe County Development Code, requires that all of the following findings be made to the satisfaction of the Washoe County Planning Commission before recommending adoption to the Washoe County Board of County Commissioners. Staff has completed an analysis of the Regulatory Zone Amendment application and has determined that the proposal is in compliance with the required findings as follows.

1. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and the Regulatory Zone Map.

Staff Comment: The proposed amendment is essentially an infill development which does not violate any of the goals or policies of the Washoe County Master Plan and is in substantial compliance with the Spanish Springs Regulatory Zone Map.

2. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.

Staff Comment: The proposed amendment provides for land uses (zoning) which has a high compatibility with the properties to the north, south and west and has a medium capacity with the General Rural (GR) zoned property to the east.

3. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.

Staff Comment: The vicinity of the subject Regulatory Zone Amendment has not experienced much change in zoning or land use since the plan was adopted by the County Commissioners.

4. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment.

Staff Comment: There are adequate services and utilities available to serve the proposed intensification. Additional services or improvements may be required at the time a future project is developed on the property.

5. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.

Staff Comment: The proposed amendment is in substantial conformance with all goals and policies of the master plan as well as the Spanish Springs Area Plan.

6. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

Staff Comment: The applicant is proposing to establish an overall density of one unit per acre on a 47 acre property which is surrounded on three sides by one unit per acre zoning. The proposed amendment promotes the desired pattern for the orderly physical growth of the County and supports the project population growth. As an 'infill' development the proposal supports projected growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

7. The proposed amendment will not affect the location, purpose and mission of the military installation.

Staff Comment: This finding is not applicable as there are no military installations within close proximity to the subject property.

Recommendation

Those agencies which reviewed the application provided commentary in support of approval of the project. Therefore, after a thorough analysis and review, it is recommended that the Planning Commission approve the proposed Regulatory Zone Amendment and adopt the resolution as set forth in Exhibit A recommending adoption to the Washoe County Board of County Commissioners. The following motion is provided for your consideration:

Motion

"After giving reasoned consideration to the information contained in the staff report and information received during the public hearing, I move to approve Regulatory Zone Amendment Case Number RZ14-004, having made all of the following findings in accordance with Washoe County Development Code Section 110.821.15, and to adopt the resolution contained in Exhibit A recommending that the Washoe County Board of County Commissioners adopt the Regulatory Zone Amendment. I further move to authorize the Chair to sign the resolution contained in Exhibit A on behalf of the Washoe County Planning Commission.

1. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and the Regulatory Zone Map.

2. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment.
5. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.
6. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services."

Appeal Process

An action of denial by the Planning Commission may be appealed to the Board of County Commissioners as specified in Section 110.821.25 of the Washoe County Development Code within 10 days after the date of decision. If the end of the appeal period falls on a non-business day, the appeal period shall be extended to include the next business day.

Attachment: Exhibit A, Resolution

Applicant/Owner: Pinnacle Land Holdings LLC
Attn: Michael Fiore
477 E. 9th St.
Reno, NV 89512

Representative: Michael Vicks
2408 Valencia Way
Sparks, NV 89434

Other Contact: K2 Engineering & Structural Design
Attn: Jared Krupa
3100 Mill Street #107
Reno, NV 89502

Action Order xc: Gregory Salter, Esq., District Attorney's Office; Carol Buonanoma, Assessor's Office (CAAS); Theresa Wilkins, Assessor's Office; John Cella, Department of Water Resources; Leo Vesely, Engineering Division; Amy Ray, Truckee Meadows Fire Protection District; Nevada Division of Environmental Protection, 901 South Stewart Street, Suite. 4001, Carson City, NV 89701-5249; Regional Transportation Commission, Attn: Patrice Echola; Truckee Meadows Regional Planning Agency, Spanish Springs Citizen Advisory Board, Chair.